

NOTICE OF MEETING
HILLSIDE REVIEW BOARD
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Hillside Review Board of the City of St. George, Washington County, Utah, will hold a meeting at the referenced site on Wednesday, November 18, 2015 commencing on-site at 9:00 a.m.

The estimated site time is in bold.

The agenda for the meeting is as follows:

1. Consider a request for a Hillside Development Permit to allow for the removal of a hill (called the 'Jones Family Hill'). The applicants are Dan and Lori Tovey and the representative is Bush and Gudgell, Inc. The total area is approximately 9.58 acres. The property is located at approximately 1923 South River Road and is zoned R-1-10 (Single family Residential 10,000 sq. ft. minimum lot size). (*Meet on site at **9:00 a.m.***)
2. Consider approval of the minutes from the May 06, 2015 meeting.

Ray Snyder
Planner II

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1

HILLSIDE REVIEW BOARD AGENDA REPORT: 11/18/2013

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-003

Jones Family Hill - Removal

Request: A request for a Hillside Development Permit to allow for the removal of a hill (*called the "Jones Family Hill"*); this is a request to determine if it is an isolated noncontiguous and insignificant hill.

Project Overview: The purpose is to remove the hill and allow for residential development.

Location: This property is located at approximately 1923 South River Road.

APN: SG-5-3-5-1211
SG-5-3-5-1212
SG-5-3-5-1213
SG-5-3-5-1214

Property Owner: Myron and Helen Jones Trust

Applicant(s): Dan and Lori Tovey

Representative: Bush & Gudgell, Inc.

Area(s): Approximately 6.87 acres (SG-5-3-5-1211)
Approximately 0.89 acres (SG-5-3-5-1212)
Approximately 0.89 acres (SG-5-3-5-1213)
Approximately 0.93 acres (SG-5-3-5-1214)

9.58 acres

Zoning: R-1-10

General Plan: LDR (up to 4 du/ac)

**Density &
Disturbance:** The applicant is requesting to remove the hill.

Drainage: No drainage report was prepared for the site, given it would change if the hill was approved to be removed.

Powers & Duties: Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Permit required: Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Applicable Ordinance:

There is a provision in Section 10-13A-5.B.3 of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes 'if' the HSRB concurs that it applies and is deemed not significant (see code section below)

B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

Comments: This area includes a complete hill which the applicant wants to be considered as non-contiguous to any significant outcroppings for single family site development. Due to the request, several of the requirements typically required was not submitted, given any engineering would not be applicable if the hill was removed. If the board determines that the hillside is not significant, staff recommends the hill be removed to a

similar elevation to River Road. This will prevent development being terraced up the hillside or the creation of view lots.

If the HSRB recommends approval of a hillside permit, this request will then advance forward to the Planning Commission for review and then the City Council.

Staff would work with the applicant for application and plan submittals for the SPR (Site Plan Review)(civil engineering plan set) and Preliminary Plat and Final Plat, if a hillside permit is approved by Council (upon recommendation of HSRB and PC)

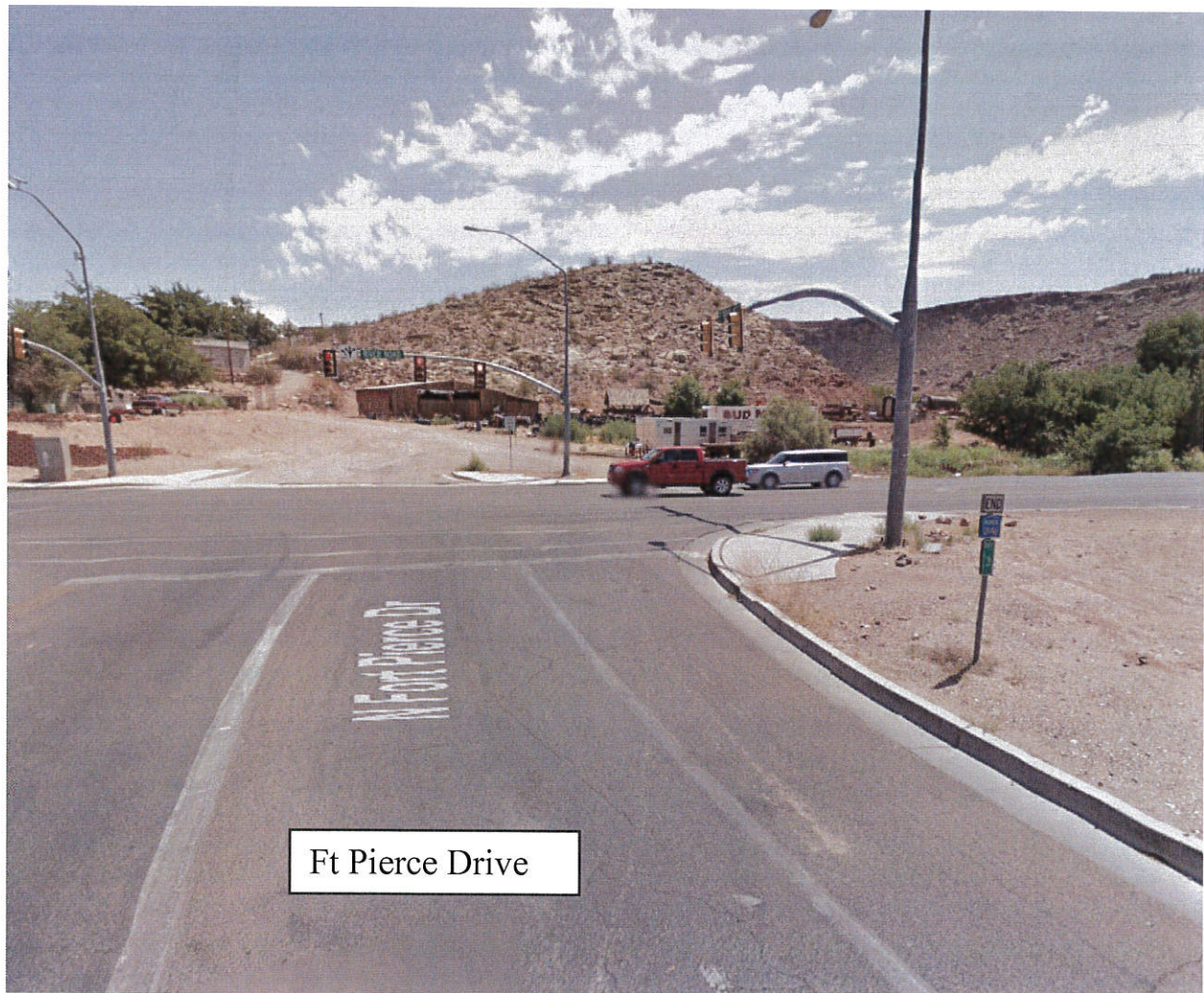


Across the Street (Mr. "D's")



Hillside





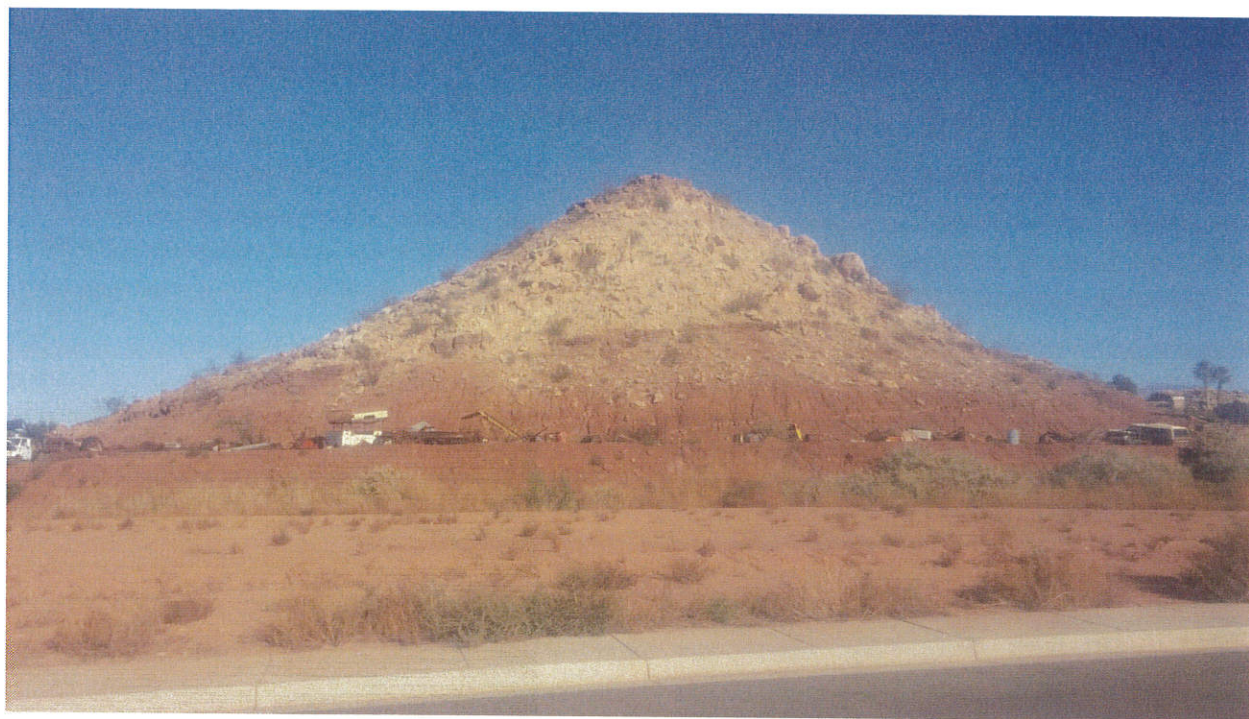
Ft Pierce Drive

River Road



Photos (Saturday 11/7/2015)

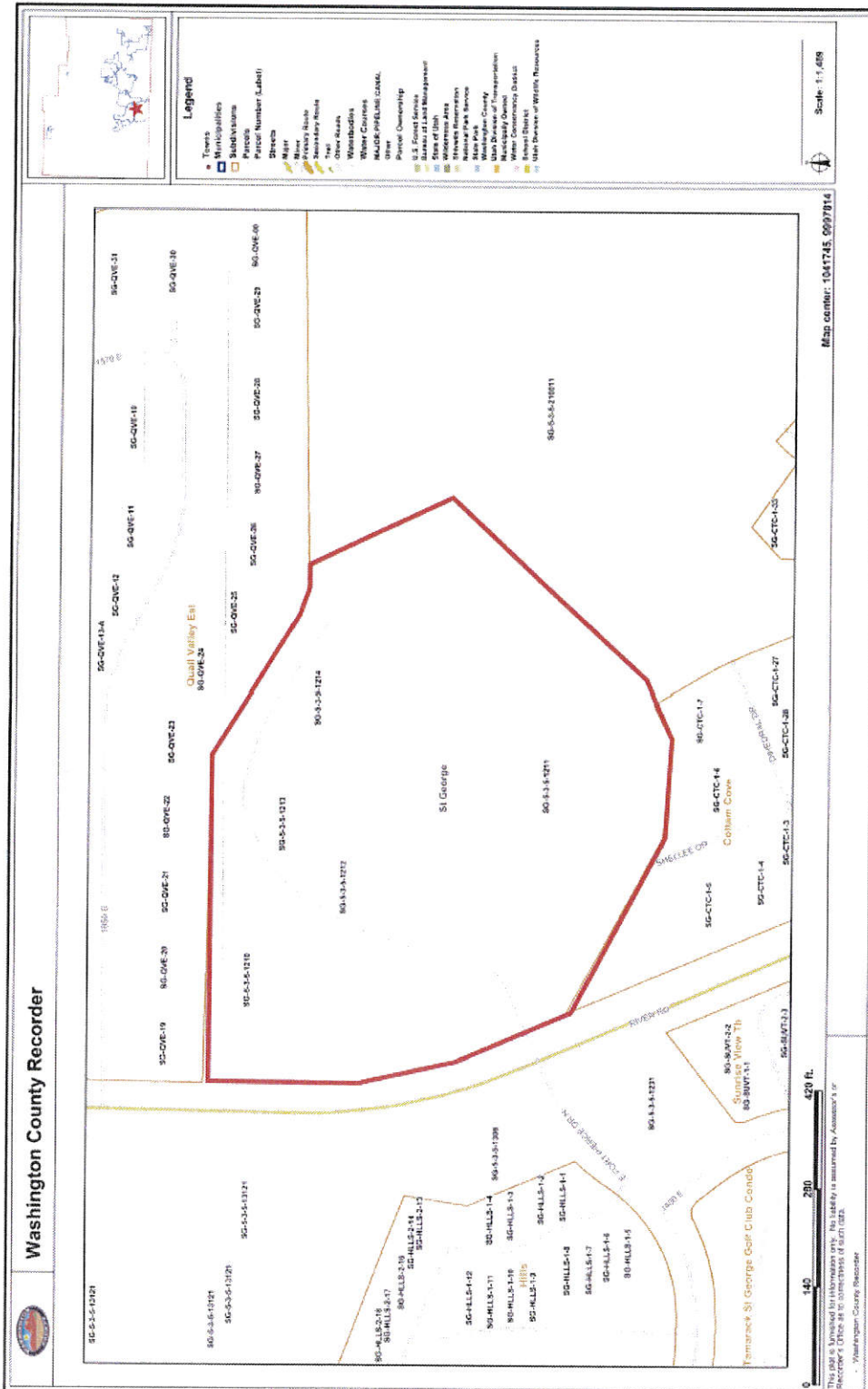


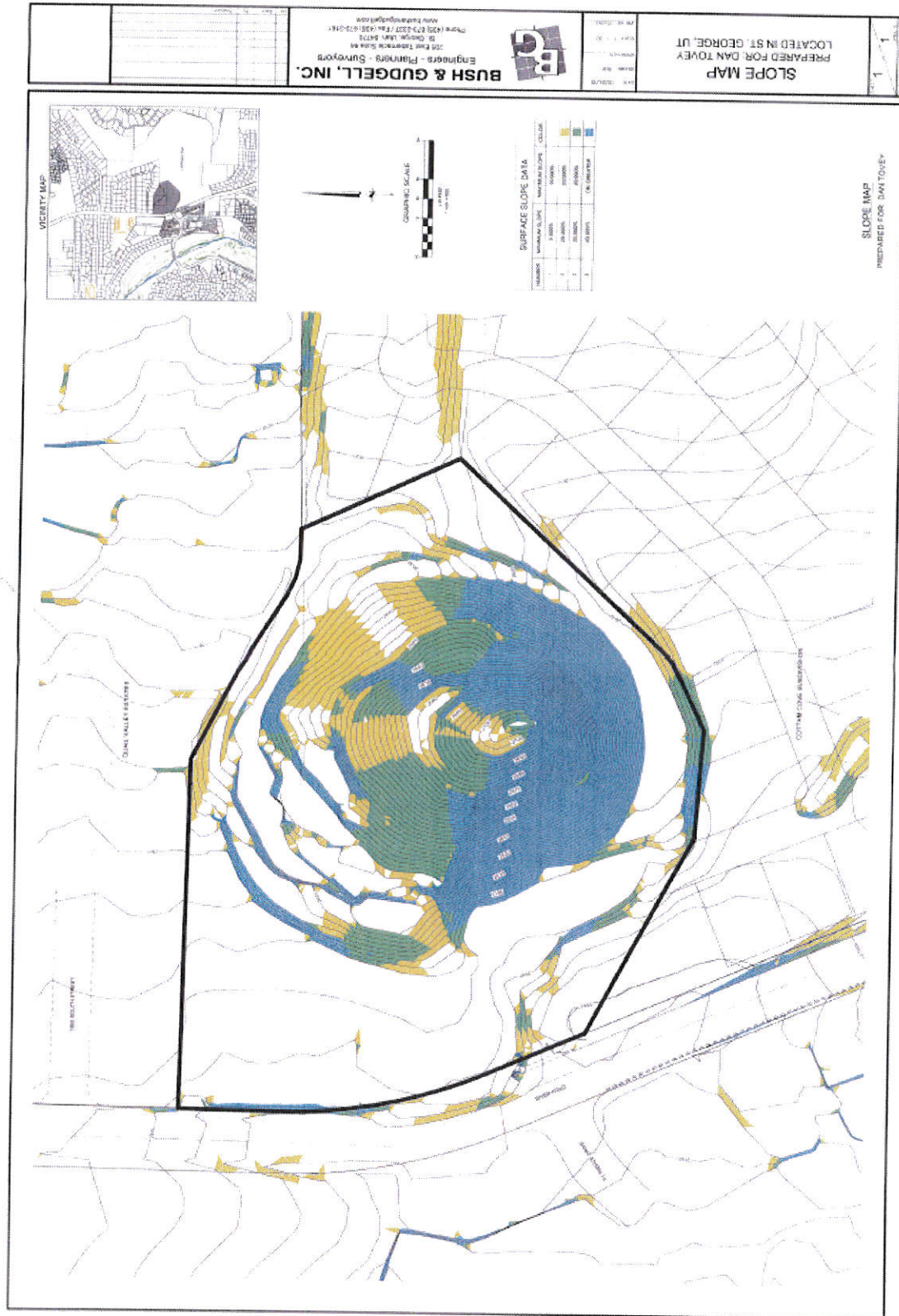


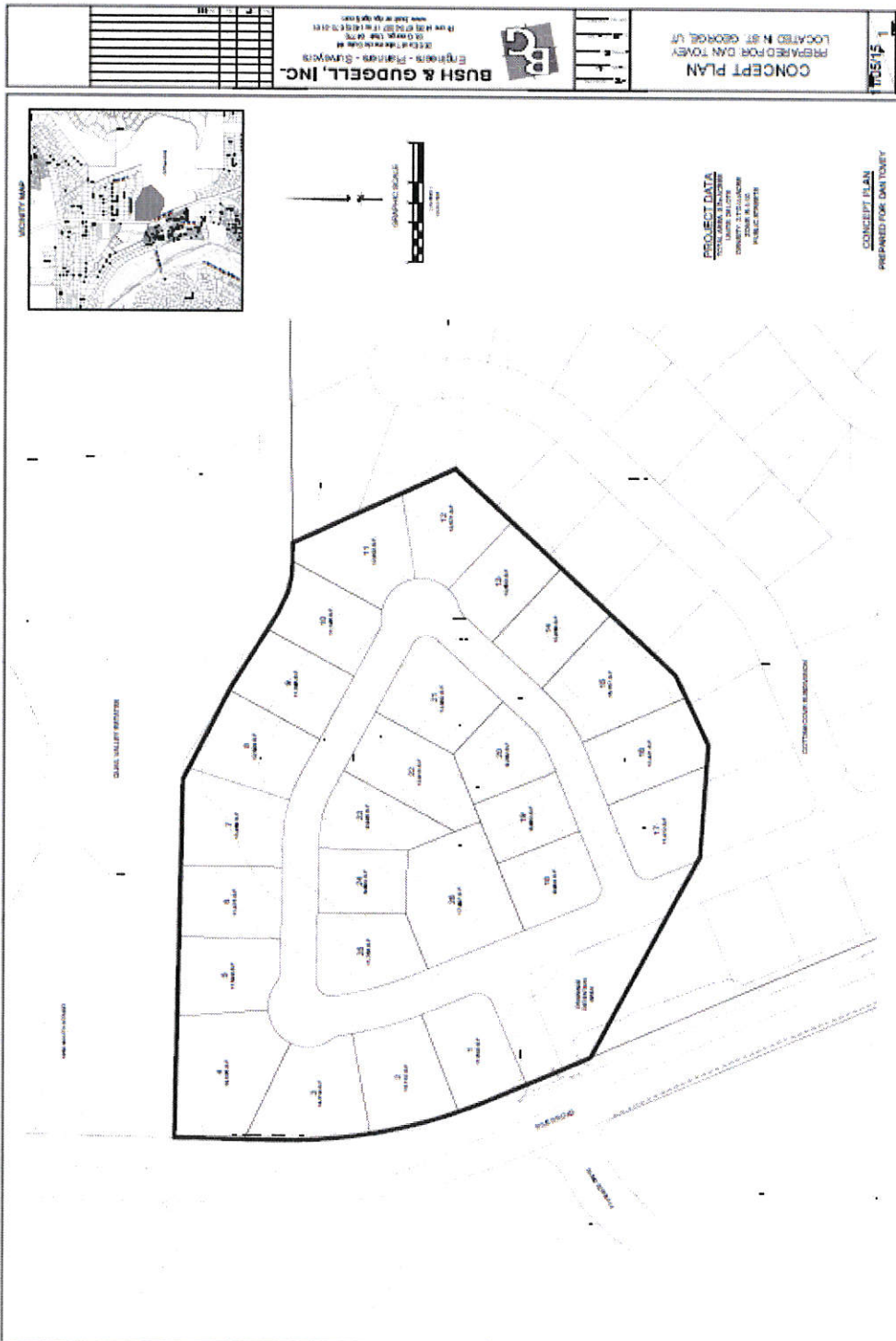
Zoning (R-1-10)



APN Map







PARCELS

APN SG-5-3-5-1211



APN SG-5-3-5-1212



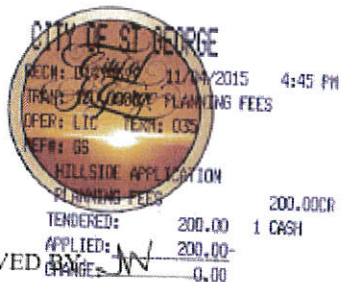
APN SG-5-3-5-1213



APN SG-5-3-5-1214



HILLSIDE REVIEW
APPLICATION



FILE #: 2015-HS-003 FILING DATE: 11/15/15 RECEIVED BY: JN
FEE: \$200 FEES PAID: 11/14 PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: _____

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: DAN AND LORI TOVEY
(If different than owner)

MAILING ADDRESS: 925 S. 700 W. HURRICANE UTAH 84737

PHONE: _____ CELL: [REDACTED] FAX: _____

CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 1923 S. RIVER ROAD

ASSESSOR'S PARCEL NUMBER(S): 54-5-3-5-1210, 1211, 1212, 1213, 1214

ZONING: R-1-10 GENERAL PLAN: _____

LEGAL DESCRIPTION: (Attach separate sheet if necessary) _____
Lot / Plat

EXISTING USE: _____
Use of property and/or Buildings

PROPOSED USE: REQUEST TO REMOVE 14YI
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

Note: The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A "Hillside Development Overlay Zone" of the St. George City Code Zoning Regulations from which this check list was condensed.

Density and Disturbance Standards

Any area greater than 40% will not be reviewed for development.

No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

Complete the following checklist:

Submitted

Yes	No	N/A
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<u>1-19%:</u>	See the underlying zone.
<u>20-29%:</u>	2 d.u. per acre, provided clustering is done on 30% or less of the land in this category, 70% remained undisturbed.
<u>30-39%:</u>	1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
<u>40% +:</u>	Development is not permitted.
Contour intervals, maps and calculations prepared by a professional civil engineer.	
Engineer's certification and signature on reports and plans.	

Slope Determination

The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

_____	Slope Analysis Map
_____	Contours at intervals no greater than five (5) feet.
_____	Scale to be drawn at one-inch equals one hundred (1"= 100') feet scale maximum.

Lot Size

_____	Lot size determined
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Site Plan

_____	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
_____	All excavations and fills conform to Appendix "K" of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code. The height of cut(s) does not exceed 10'. (Combined height of cuts and fills does not exceed 20')

— — — Detailed plans of all surface and subsurface drainage systems are shown.

— — — Location of existing and proposed streets, buildings, structures, and easements have been shown.

— — — Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
— — — Cross sections provided

Earth Moving Plan (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

— — — Topography. 2' for tableland. 5' for steep slopes.

— — — Terrain details

— — — Proposed earth-moving details

— — — Description of the method used to dispose of earth, etc.

— — — A time table for each step of the project has been submitted. This shall include the starting and completion dates.

Drainage

— — — A drainage control plan (study) has been prepared by a licensed Civil Engineer.

Geology & Soils Report (Study)

(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

— — — Slope stability analysis.

— — — Foundation investigation.

— — — Location and yield of springs.

— — — Structural features

— — — Existence of surface hazards.

— — — Conclusions and recommendations regarding effect of geological conditions.

Landscape & Vegetation Plan (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

— — — Replant disturbed areas.

— — — Types of retention to be used

— — — Sprinkler plans and projected water usage.

Street Design

— — — Street design conforms to City standards.

Submitted by

DAN TOVEY
(Print Name)

1807
(Signature)

11/4/2015
(Date)

MINUTES OF THE
HILLSIDE REVIEW BOARD (HSRB) MEETING
CITY OF SAINT GEORGE, UTAH
WEDNESDAY, MAY 6, 2015

Note: These minutes are not verbatim.

PRESENT:

HSRB Committee	Council	Staff	Representative(s)
1. (DB) Dave Black 2. (RO) Russ Owens 3. (BV) Bruce Vandee 4. (JD) James Dotson 5. (TE) Todd Edwards 6. (JS) James Sullivan 7. (TH) Tyler Hoskins (a minimum quorum is 4)	Gil Almquist	1. (WJ) Wes Jenkins, Community Development – engineer 2. (JW) John Willis – Planning Manager 3. (RS) Ray Snyder, Planner II	Item #1: 1. (BW) Brandee Walker 2. (JS) James Sullivan Item #2: 1. (WR) Wayne Rogers - AGEC 2. (RR) Rob Reid – Rosenberg 3. (JN) Jared Nielson - applicant

ABSENT:

None

1. ITEM #1: Hillside Business

1.	DB	Call to order. The HSRB needs to nominate a chairman for the year. Are there any nominations?
2.	TH	I nominate Dave Black
3.	DB	All in favor?
4.	(HSRB)	Aye (no Nay)
5.	DB	The HSRB needs to nominate a Vice Chairman.
6.	(HSRB)	Nominate Tyler Hoskins
7.	DB	Second
8.	DB	All in favor?
9.	(HSRB)	Aye (no Nay)

2. ITEM #2: Red Cliffs park - subdivision

Consider a request for an amendment to a Hillside Development Permit for Red Cliffs Park.” The applicant is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The total area is approximately 34.58 acres. The property is located at Nevada Drive and 3000 East Street and is zoned PD-R (Planned Development Residential). (8:30 a.m.)

1.	DB	Read description of item #1 and gave overview of request (<i>see description above</i>)
2.	JD	Excused himself from comment (<i>due to work on project</i>)
3.	JS	Excused from voting (<i>applicant – S&S Homes</i>)
4.	BW	Explained site, that the two cul-de-sac will be joined together. This project will greatly improve future sewer maintenance.

5.	JS	Unless this request can be approved, the result as it stands will result in a sere depth of approx. 26 ft.
6.	TH	Lot 801 – showed map & looked at site. Discussed grade. Lot 701 will be eliminated.
7.	JW	L/O change and amount of disturbance discussed. Small washes effected.
8.	GA	Overall aesthetics discussed
9.	RS	Let's walk out and look closely at site.
10.	TH	(to HSRB) define what the code means when it says insignificant and non contiguous.
11.	JW	Discussed that this is not considered to be a significant feature and that it would not be missed or result in any noticeable scar.
12.	GA	Gave several examples; Ivory Homes in Hidden Valley –HSRB gave support to remove a 'nob' small insignificant hill. Another example was off of the I-15 freeway when SITLA for 'Astragalus' had permission to remove some outcroppings, minor hills, etc.
13.	TE	Help determine slope determination
14.	DB	This proposal gives an out, an opportunity, a case specific review.
15.	BV	Is the proposed road to be private or public?
16.	BW	Private
17.	BV	What are the maximum cuts and fills? Discuss exception found in Chapter 13
18.	JW	For new disturbances
19.	BW	30 ft. road only
20.	(HSRB)	Walked up to site.
21.	TE	Look at drainage and how it will come thru the lot
22.	TE	I make a motion that we recommend approval of the removal of the small areas of disturbance as shown (<i>approx. 4,615 sq. ft.</i>), that they are isolated and non significant, that the project shall also be conditioned to look closely at drainage and shall be addressed in the construction drawings to the satisfaction of staff , and the project will benefit the City in terms of maintenance (<i>by not having a 26 ft. deep sewer line, but instead approx. 9 ft. or less – due to cul-de-sac connection</i>).
23.	DB	Is there a second to the motion?
24.	RO	I second the motion.
25.	DB	Any further discussion required?
26.	(HSRB)	(None)
27.	DB	All those in favor?
28.	(HSRB)	Vote: Aye (unanimous) / No Nay vote

ITEM #3: Proposed Apartment Project - Simonsen

Consider a request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family apartments. The property owner is Mr. Randy Simonsen, the applicant is Mr. Jared Nielson, and the representative is Mr. Rob Reid, Rosenberg Associates. The total area is approximately 38.86 acres. The property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments. (9:20 a.m.)

1	WR	Intro - With AGECE
2	DB	Read in description of agenda item #2 (<i>see description above</i>)
3	DB	Declared a conflict of interest on this project.
4	RR	Showed contour / slope map. Discussed zoning (R-1-10 & R3). Explained that the applicant wishes to use the ordinance 'density transfer' to build apartments (in an "H" shaped one building)
5	TE	The rest of the area will remain undisturbed?
6	RR	Yes. The intent is to set it up to remain undisturbed 'forever.'
7	GA	Talked about historically 'motocross access.'
8	TE	Will this site be balanced (<i>for cut and fill of earthwork</i>)?
9	RR	We are a little short, but will do adjustments for to be able to balance on site.
10	TH	Pointed to stakes set up on property. Asked about the limits of disturbance. Where are building corners.
11	RR	Showed cross sections. Two at 6 ft. high. Discussed clustering of site.
12	JW	The request is to take out slopes and consider as non-contiguous areas. What is the plan to permanently preserve hillside areas not a part of the apartment project development?
13	RR	The applicant wants to use as a tax credit, would like to deed to the City.
14	JN	We agree. Want to donate to City.
15		
16		
21		
22		
23		
24		A motion to approve the removal of isolated and insignificant slopes on approximately 6.84 acres as presented on the contour map, to locate the proposed apartment building approx. 10 ft. from the northern property line to preserve the rock outcropping located at the southern side of the Rebel Ridge apartments, to work with staff during the construction plan process to address drainage and sediment issues, and to save approximately 32.02 acres of hillside as open space by dedication to the City of St George to protect it as open space.
25		
26		
27	NOTE	The hillside board clarified that the areas requested to be removed would only qualify as isolated or insignificant when considered along with the

		<p>adjacent 32 acres of hillside. The size of the subject area of 6.84 acres by itself would not be considered as isolated or insignificant, but the possibility of being granted a transfer of density for the area comes from the protection of the overall hillside. The applicant has offered to dedicate the approximate 32.02 acres of remaining hillside to the City. This would protect the ridgeline and its rock outcroppings and prevent further development on the remaining property.</p> <p>The HSRB discussed at length the potential for any rock fall hazards, but felt a rock fall study was not required in this particular circumstance due to the projects distance from any potential run out.</p>
28		

1. ITEM #4: Other Business

A discussion of "Ex-Parte," proposed revisions to the Hillside Ordinance